Authority (DDA) has reported that there is encroachment of jhuggi clusters in R.K. Puram and Vasant Vihar areas and the status-quo as on 1st January 2006 is to be maintained as per provisions of Delhi Laws (Special Provisions) Act, 2006.

Development of slum areas in Delhi

2706. SHRI KARNENDU BHATTACHARJEE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have made plans to involve private builders in the development of sprawling slum areas in Delhi and to rehabilitate the shanty dwellers; and

(b) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) Master Plan of Delhi (MPD)-2021 provides for an alternate approach for rehabilitation/relocation of slum and JJ clusters. Broadly speaking, the alternate approach should have the following components:

(i) Resettlement, whether in the form of *in-situ* up-gradation or relocation, should be based mainly on built up accommodation of around 23 sqm with common areas and facilities, rather than on the model of horizontal plotted development.

(ii) The concept of land as a resource should be adopted to develop such accommodation with private sector participation and investment, to the extent possible. However, the subject of rehabilitation of JJ dwellers mainly pertains to Slum/JJ Wing of MCD/Land Owning agency.

(iii) Incentives by way of higher FAR, part commercial use of the land and, if necessary and feasible, Transfer of Development Rights should be provided.

(iv) A cooperative resettlement model with adequate safeguards may be adopted with tenure rights being provided through the institution of Co-operative Societies.

(v) The provision of accommodation should be based on cost with suitable arrangements for funding/financing, keeping in view the aspect of affordability and capacity to pay.

(vi) In cases of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.

(vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made. This may preferably be near or at the same site and the utilization of these may be synchronized with the phases of implementation of the scheme of *in-situ* up-gradation.

(viii) Community Based Organisations (CBOs) and Non-Governmental Organisations (NGOs) should be closely involved in the resettlement process.

NER proposals for development of towns

2707. SHRI O.T. LEPCHA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) The details of the schemes and programmes submitted by various State Governments of North Eastern Region especially by the State Government of Sikkim for getting Central assistance for development of small and medium towns; and

(b) the action taken so far by Government in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) Information is being collected and will be laid on the Table of the Sabha.

Private Real Estate Developers

2708. SHRI BANWARI LAL KANCHHAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that there is a plethora of private real estate developers at present in all metropolis of the country;

(b) whether most private developers are selling many times more land whereas they have purchased much less land to public as a result of